



Ellen Way

White Court, Braintree, CM77 7XG

Offers In Excess Of £300,000



Boasting NO CHAIN/VACANT POSSESSION and benefiting from a 55' UNOVERLOOKED rear garden with POTENTIAL TO EXTEND (STPP) and a 14' lounge/diner plus CONSERVATORY is this two DOUBLE bedroom mid-terrace property. Offering ALLOCATED PARKING for two vehicles and located on the sought after and well-established White Court development, just a short walk from amenities and popular local schools. Ideal for first time buyers & investors!



Ellen Way, White Court, Braintree, CM77 7XG

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

LOUNGE / DINING ROOM:

14'01 x 12'10 (4.29m x 3.91m)

Double glazed window to front aspect, stairs to first floor, radiator, carpeted flooring, smooth ceiling.

KITCHEN / BREAKFAST ROOM:

12'10 x 10'01 (3.91m x 3.07m)

Matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer and dishwasher, space for washing machine, breakfast bar, radiator, vinyl flooring, smooth ceiling, french doors to conservatory.

CONSERVATORY:

11'11 x 9'01 (3.63m x 2.77m)

UPVC and brick built construction, polycarbonate roof, radiator, vinyl flooring, double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

12'10 x 10'02 (3.91m x 3.10m)

Double glazed window to front aspect, airing cupboard, radiator, carpeted flooring, textured ceiling.

BEDROOM TWO:

12'10 x 6'10 (3.91m x 2.08m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:

Partly tiled walls, panelled bath with electric shower over and shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, textured ceiling.

EXTERIOR:

REAR GARDEN:

55' (16.76m)

Unoverlooked enclosed rear garden, hardstanding patio area, shingle area with remainder laid to lawn, shed, rear access to parking area.

PARKING:

The property has two allocated spaces to the rear of the property.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDOR APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

